



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: ~~June 13, 2016~~ June 28, 2016

To: Terry Wahler, Project Planner
Kate Shea, Project Planner

From: Glenn Marshall, Development Services

Subject: **Public Works Comments on DRC2015-00139, Josephson MUP, Studio Dr., Cayucos, APN 064-421-009**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

~~PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:~~

- ~~1. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.~~

Public Works Comments:

- A. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit an application, fee and plans to the Department of Public Works to secure an Encroachment Permit to reconstruct the project access driveway in accordance with County Public Improvement Standard B-1a rural driveway approach.

2. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
3. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way without a valid Encroachment Permit issued by the Department of Public Works.
4. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity.

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans prepared by a licensed civil engineer for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
8. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

9. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
10. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
11. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Re: DRC2015-00139 JOSEPHSON, Coastal E-Referral,
MUP, Cayucos

MS

Michael Stoker

Reply all|

Mon 6/20/2016 12:39 PM

To:

James Caruso

Cc:

Martin Mofield;

Cheryl Journey

Inbox

Action Items

James,

Please find buildings comments for DRC2015-00139 below and in Tidemark. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new two story single family dwelling of 2,783 sq. ft with an attached garage of 550 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) Provide details for the guardrails, stairs, and handrails to verify compliance with the California Residential code.
- 4) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.

- 5) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 6) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 7) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 8) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 9) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 10) Fire sprinklers will be required for this project and will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.

Thanks

Michael Stoker, CASp
Building Division Supervisor
805.781.1543

From: Mail for PL_Referrals Group
Sent: Thursday, June 9, 2016 11:51 AM
To: Kate B. Shea; James Caruso
Cc: Terry Wahler
Subject: DRC2015-00139 JOSEPHSON, Coastal E-Referral, MUP, Cayucos

San Luis Obispo County
Planning & Building Department

DRC2015-00139 JOSEPHSON, Coastal E-Referral, MUP, Cayucos
APN(s): 064-421-009

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

Direct Link to JOSEPHSON Referral Package

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Please comment on all issues associated with this project **within 14 days** of receiving this e-mail.

Community Advisory Groups: *please respond within 60 days.*

Direct your comments to the project manager(s):
Kate Shea (805-781-4097 or kbshea@co.slo.ca.us)
James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)

Referral Response:

As part of your response to this referral, please answer the following questions:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.

Thank you,
Hilary Brown
AAIII - Current Planning
Planning and Building
County of San Luis Obispo
Direct: (805) 788-2009
hbrown@slo.co.ca.us

Connect with us online:
<http://sloplanning.org>
<http://www.facebook.com/SLOplanning>
<http://twitter.com/SLOCoPlanning>



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 6/9/2016

TO:

Cayucos CAC

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
 Kate Shea (805-781-4097 or kbshea@co.slo.ca.us)
 Coastal Team / Development Review



PROJECT DESCRIPTION: DRC2015-00139 JOSEPHSON – Proposed minor use permit to allow the construction of a 2783 SF single family residence, 2 story w/ attached 550 SF 2 car garage. Project location is 3330 Studio Drive, Cayucos.
 APN: 064-421-009

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☒ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Support

7-14-16
 Date

Marie Jagua
 Name

805-995-0632
 Phone

Jun. 16. 2016 4:29PM

No. 0932 P. 1/1



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 6/9/2016

TO:

Cayucos Fire Protection District

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
 Kate Shea (805-781-4097 or kbshea@co.slo.ca.us)
 Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00139 JOSEPHSON - Proposed minor use permit to allow the construction of a 2783 SF single family residence, 2 story w/ attached 550 SF 2 car garage. Project location is 3330 Studio Drive, Cayucos.
 APN: 064-421-009

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment

6-16-16
 Date

Name

805-985-3372
 Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



**COUNTY SERVICE AREA NO. 10A
CONTINUE-TO-SERVE WATER LETTER**

DISTRICT County Service Area No. 10A IS WILLING AND ABLE TO CONTINUE TO PROVIDE WATER SERVICE TO THE FOLLOWING PROPERTY: ASSESSOR PARCEL NUMBER 064-421-009, LOCATED AT 3330 Studio Drive LOCATED IN THE COMMUNITY OF Cayucos, SUBJECT TO ALL FEES AND CONDITIONS OF THE RULES AND REGULATIONS OF THE DISTRICT.


RICHARD ROSE
Civil Engineering Technician, Utilities Division

May 19, 2016
DATE

Planning No. N/A

Richard Beller

File: CF 320.420.02

L:\Utilities\2016\May\Continue to Serve Letter,3330 Studio Drive,064-421-009.doc.RR.mj

CAYUCOS SANITARY DISTRICT

200 Ash Avenue
PO Box 333, Cayucos, CA 93430-0333
805-995-3290 FAX 805-995-3673

GOVERNING BOARD

R. Enns, President
D. Chivens, Vice-President
S. Lyon, Director
C. Maffioli, Director
D. Lloyd, Director

Conditional Will-Serve Letter

Date: May 26, 2016
To: San Luis Obispo County Planning & Building Department
From: Cayucos Sanitary District

Applicant Name: Glenn and Letha Josephson
Address: 3340 Studio Drive
City, State, Zip: Cayucos, CA 93430-1946

Project Address: 3330 Studio Drive, Cayucos
SLO County Permit Number: no permit
Project Description: SFR New
Assessor's Parcel Number: 064-421-009 Tract: MS1 Block: 45 Lot: PTN 1,2

Date of Issue: May 26, 2016

Expiration Date: May 26, 2017

We have reviewed the proposed project development and are aware of its potential effects upon the facilities and property (including easements) controlled by the District.

This will-serve pertains to plans received by the District on May 19, 2016 and no others. The following conditions have been placed on the project:

- Installation of sewer backflow prevention device per District standards.
- Cleanout required at property line.
- Backflow and cleanouts are required to have enclosures.
- Video inspection of sewer line/lateral is also required.
- All District conditions shall be reflected on the plans.

A Final Will-Serve Letter shall be issued when all conditions (above) have been met; final will-serve fees have been paid; and physical connection (at owner's expense) has been made and inspected by the District. The County shall not allow final occupancy until it receives a Final Will-Serve Letter issued by the District.

We will serve this proposed development with our community sewer system facilities and solid waste disposal service so long as the applicant complies with our conditions (above) and connection requirements, including payment of all applicable sewer will-serve fees in effect at the time of connection. A 48 hour notice requesting sewer inspection by the District is required.

Approved By: Rick Koon Date: 05-26-16
Rick Koon, District Manager